



Ground Floor Flat, 77 Oldgate Lane, Thrybergh, Rotherham, S65 4JX

**£600 Per Calendar Month**

AVAILABLE NOW is this neutrally decorated ground floor, one bedroom apartment in Thrybergh! Accessing the property through the rear, secure yard, you step into a modern kitchen with integrated, electric oven and four ring hob which leads into a large, neutral lounge. From the lounge, you access the WC, double front facing bedroom with the shower room.

This apartment is perfect for a single person or couple looking for their next long term home.

Call Merryweathers today on 01709 379444 to arrange your viewing before it's too late!

## Kitchen



The modern, bright kitchen with integrated electric oven and electric four ring hob. With plumbing for a washing machine and space for a freestanding fridge/freezer.

## Lounge



A large, neutral lounge finished with plush carpets with storage cupboard which houses the gas combi boiler.

## WC



With WC, wash basin and heated towel rail.

## Bedroom



A double, neutrally decorated, front facing bedroom with double glazing window, central heating radiator, storage cupboard and access to:-

## Shower Room



Situated in the bedroom is the shower room which includes a standing shower unit and chrome heated towel rail.

## External



Accessing the flat through the rear, secure yard.

### Tenancy Information

Rent: £600

Bond: £690 or Deposit Guarantee Scheme Available

Holding Deposit: £138

EPC Rating: C

Council Tax Band: A

Property Type: Ground Floor Flat

Tenure: Freehold

Parking Type: Street Parking

Restrictions: N/A

Construction Type: Brick

Heating Type: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

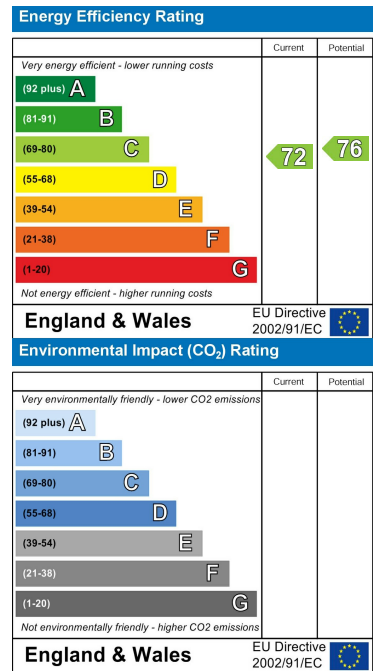
<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**www.merryweathers.co.uk**

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